

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 26, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 26, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Members Absent:** John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF DECEMBER 19, 2013.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of December 19, 2013, with the correction that Mr. Josephy abstained from voting to accept the minutes of December 12, 2013. The motion passed unanimously.

### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 13-264 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 110-130-001  
**Grantor:** United Real Estate, LLC  
**Property:** 103 Main Street, Plymouth, CT  
**Project Purpose:** Rehabilitation of Bridge No. 00471 - Route 6 over the Pequabuck River Project  
**Item Purpose:** Administrative Settlement for the acquisition of a drainage right of way totaling 560±SF for highway purposes.

Staff reported that this DOT project will replace Bridge #00471, carrying U. S. Route 6, Main Street, Plymouth, over the Pequabuck River. The project consists of a full deck replacement of the 5 southern-most bays, and repair, using partial or full depth patches, of deteriorated deck areas on the northern section. Permanent pedestrian protection will be added to the southwest quadrant of the bridge. Northern and southern sidewalks and bridge railings will be replaced. Construction will be performed in two stages.

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The affected property is a 0.727 (31,668 SF) acre parcel of commercial land located on the southerly side of Route 6, Main Street. The parcel is currently improved with a social/fraternal (Order of Eagles) hall. DOT requires an easement area of 560 SF for a drainage right of way, located at the northeast corner of the property on the bank of the Pequabuck River. The subject's improvements will not be impacted by the project.

As explained in the DOT Administrative Settlement Statement dated 12/4/13, the attorney for the Grantor documented that the owner held a purchase and sale agreement stating a purchase price of \$299,000 and that no value was attributed to the fraternal hall slated for demolition as part of a site redevelopment plan. This indicated a unit value of  $\$299,000 \div 31,668 \text{ SF} = \$9.44/\text{SF}$ . The sale was finalized on 9/13/13, at which time DOT agreed to compensate the Grantor \$4,900, which can be calculated as follows:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Drainage Right of Way	560 SF @ \$8.66/SF x 99% =	\$4,800.00
Contributory value of natural vegetation		\$ 100.00
<b>Total</b>		<b>\$4,900.00</b>

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the information provided by the DOT regarding the recent sale of the subject commercial property.

**PRB #** 13-265      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-053  
**Grantor:** James B. Belden, et al.  
**Property:** 311 Triangle Boulevard, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.87+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 54<sup>th</sup> in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$325,000.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-264** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-264. The motion passed unanimously.

**PRB FILE #13-265** – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-265. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary